



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **110 Ryde Avenue, Hull, HU5 1QG** **Offers over £100,000**

Symonds and Greenham are delighted to present this well presented two bedroom mid terrace home on Ryde Avenue, ideally situated in a central HU5 location close to a range of local amenities including shops, cafés, bars and regular bus routes.

Offering modern and comfortable living throughout, the property benefits from a stylish kitchen and shower room, along with a converted loft space providing useful additional accommodation.

The accommodation briefly comprises a front porch leading into a cosy living room featuring a log burner, creating a warm and inviting space. To the rear is a modern kitchen fitted with contemporary units, along with a stylish ground floor shower room.

To the first floor are two good sized bedrooms, both well presented, while a fixed staircase provides access to the converted loft space, ideal for use as a home office, hobby room or additional storage (subject to regulations).

Externally, the property benefits from a low maintenance rear garden with the added advantage of a garage, as well as a small front garden enhancing the kerb appeal.

A fantastic home in a popular and convenient location, ideal for first time buyers or investors. Early viewing is recommended.

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band A.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

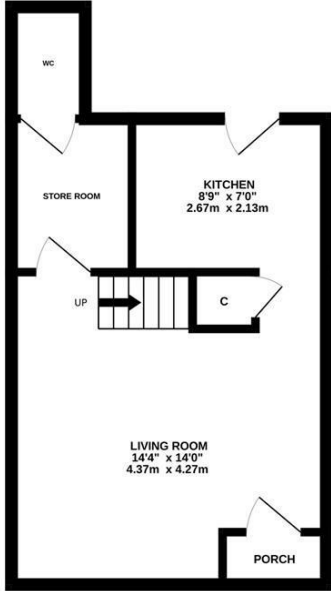
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

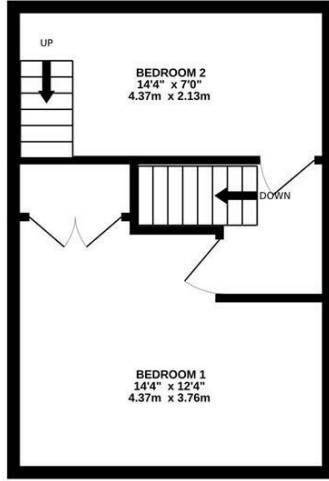
### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

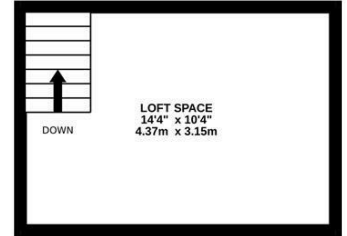
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	<b>90</b>
<b>72</b>	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

